

February 25, 2022

Heather L. Lamboy  
City of Aurora Planning and Development Services – Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012

Re: First Creek at Aurora Crossroads – Infrastructure Site Plan  
Martin/Martin, Inc. Project No.: 19.1522  
City of Aurora Planning and Development Services Project No. 2021-6049-00

## GENERAL COMMENTS AND RESPONSES

C1: No Comment.

**R1:**

C2: No Comment.

**R2:**

C3: No Comment.

**R3:**

C4a: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

**R4a: *Comment noted, thank you.***

C4b: Indicate direction of emergency overflow.

**R4b *Emergency overflow direction is now clearly annotated.***

C4c: Per drainage comments, provide BFEs on all sheets.

**R4c: *BFE's are now shown on all sheets.***

C4d: Access path not labeled, and surface material not indicated. If an all-weather surface is not provided, a turnaround is required.

**R4d: *Access path is now clearly labeled and material identified. A turnaround is now provided.***

C4e: Per drainage comments indicate the crossing of the channel with path.

**R4e: *The existing off site access path crossing is now clearly labeled. The existing offsite access crossing will not be modified as part of the proposed improvements to First Creek as it is located on an adjacent property.***

C5: No Comment.

**R5:**



C6: No Comment.

**R6:**

C7: No Comment.

**R7:**

C8: No Comment.

**R8:**

C9a: Make sure there is consistency with easement labels.

**R9a** *Easement labels are now annotated consistently.*

C9b: Delete the word “Subdivision” in the title of the Site Plan (all sheets).

**R9b:** *“Subdivision” has been deleted from the ISP title.*

C9c: Update the label to state “unincorporated” instead of “undeveloped.”

**R9c:** *Label has been updated accordingly.*

C9d: The 60’ water line easement is already recorded.

**R9d:** *Water line easement label has been updated accordingly.*

C9: There is no conflict with Xcel facilities relating to this project

**R9:** *Comment noted, thank you.*

Please do not hesitate to contact me with any questions.

Sincerely,

Patrick F. Horn, PE, CFM  
Principal

First Creek at Aurora Crossroads – Infrastructure Site Plan  
February 25, 2022



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February 25, 2022

Charlie A. Pajares  
Mile High Flood District  
2480 West 26<sup>th</sup> Avenue, Suite 156-B  
Denver, Colorado 8021

Re: First Creek at Aurora Crossroads – Site Plan  
Martin/Martin, Inc. Project No.: 19.1522  
MHFD Project No.: 108818

## GENERAL COMMENTS AND RESPONSES

- C1: The construction plans call out riprap in different locations. Please clearly label the riprap elements and properly annotate features as either riprap or soil riprap. See sheets D1-D3.
- R1: Riprap has not been sized as part of the ISP and PDR. Riprap is shown to demonstrate the riffle-pool concept recommended by the geomorphologist and will be designed in detail with the Final Drainage Report and Civil Plan process.**
- C2: Please confirm that seed mixes used for revegetation are congruent with MHFD and COA recommended seed mixes.
- R2: Seed mixes are specified per MHFD and COA criteria.**
- C3: Please confirm that the appropriate drainageway easements have been secured to provide maintenance access to the eligible features? Drainageway easements will be required for all maintenance eligible drainage features to be constructed as part of the project.
- R3: The First Creek improvements are located in a common tract that has been platted and dedicated to the City of Aurora for ownership and maintenance.**

Please do not hesitate to contact me with any questions.

Sincerely,



Patrick F. Horn, PE, CFM  
Principal

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February 25, 2022

Tiffany Clark  
Southeast Metro Stormwater Authority  
7437 South Fairplay Street  
Centennial, Colorado 80112

Re: Aurora Crossroads - FDP  
Martin/Martin, Inc. Project No.: 19.1522  
SEMSWA Case No.: DPR20-00022/D20-00030

## GENERAL COMMENTS AND RESPONSES

C1: SEMSWA has only reviewed the referred documents in regard to the interface between the proposed project and the adjacent unincorporated Arapahoe County properties. Our review and comments focus on the stormwater discharge points between the two jurisdictions and the adjacent floodplain.

**R1: Comment noted, thank you.**

C2: There appears to be several MHFD criteria not met for the channel. Has MFHD accepted the design?

**R2: A multi-disciplined team including civil, geomorphology, ecology, and landscape represents the design approach for the proposed First Creek channel improvements, which are being coordinated with MHFD. As a result, not all MHFD criteria are being met in order to provide a High Functioning Low Maintenance Stream corridor that is specifically tailored to the subject reach of First Creek. The project geomorphologist has established guidelines for a riffle-pool system that closely align with MHFD criteria. But, there are specific criteria that are restrictive for a natural stream design. Those specific criteria are identified in the Preliminary Drainage Report.**

C3: Although the submitted Preliminary Drainage Report states that the proposed improvements result in a no-rise condition, the exhibits provided in the referral show the Proposed Conditions 100-year floodplain is wider than the Effective 100-year floodplain on the adjacent parcel within Arapahoe County. Arapahoe County requires a CLOMR for an increase in floodplain width. However, the HEC-RAS results in the report appendix show a small decrease in floodplain width at the upstream limit of the study reach. We recommend using the topographic information from the effective study for the delineation outside the subject development parcel, if possible, to resolve this discrepancy. Also note that the proposed 10-year floodplain and proposed 100-year floodplain are not shown correctly in the legend on the Topographic Workmap, and the proposed 500-year floodplain is not listed in the legend.

**R3: Proposed conditions floodplain delineations are now shown tying-in at the property boundaries. So, there are no floodplain top width modifications outside of the improvement reach.**

Aurora Crossroads - FDP  
February 25, 2022



Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Byrne', written in a cursive style.

Ryan Byrne, PE, CFM, LEED AP  
Associate

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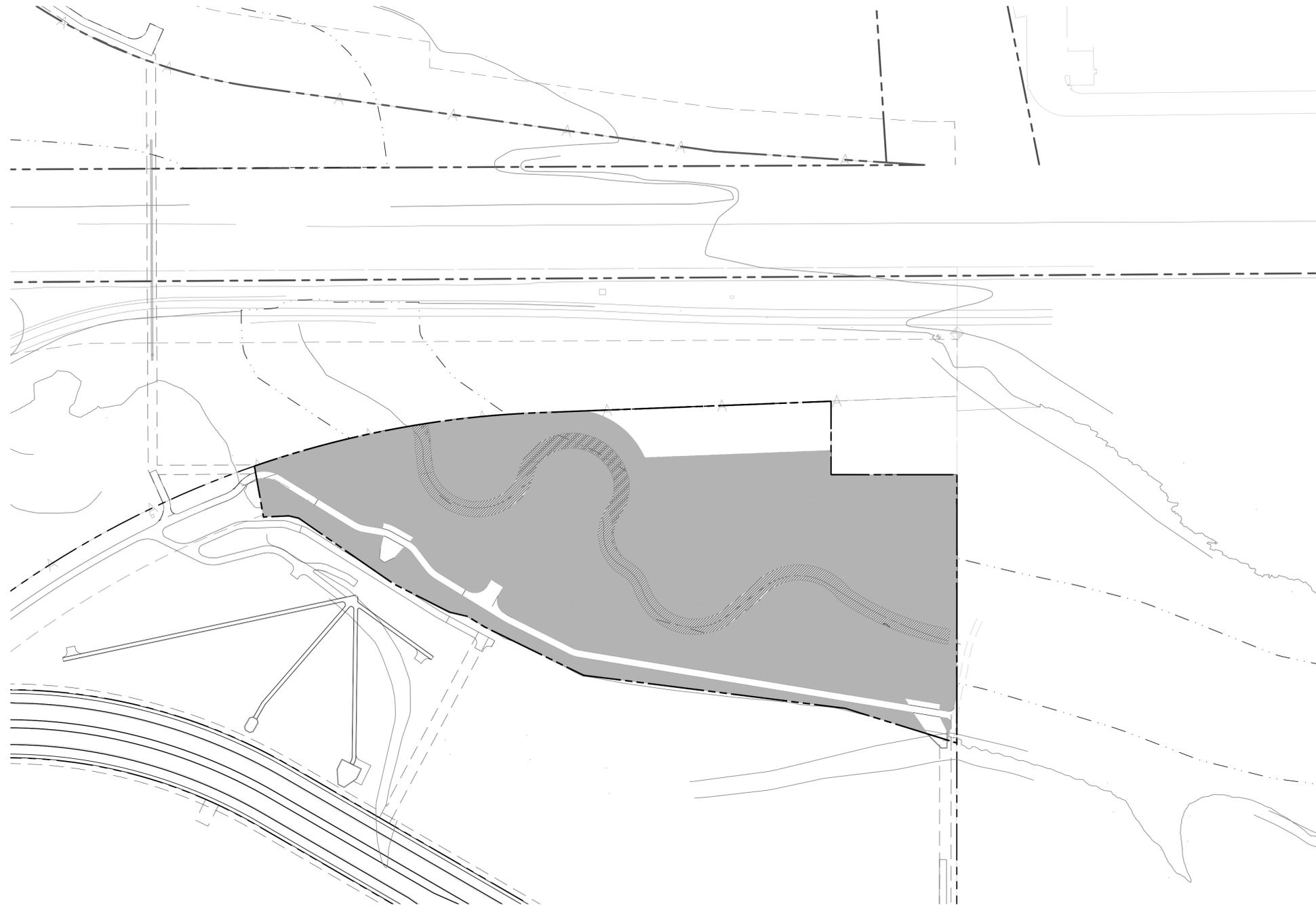






# FIRST CREEK AT AURORA CROSSROADS SUBDIVISION FILING NO. 1 SITE PLAN

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6,  
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



### LEGEND

	Z-ZONE - TEMPORARY IRRIGATED NATIVE SEED PER GES
	LOW WATER USE - NATIVE SEED

### HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
TEMPORARY IRRIGATED NATIVE SEED	382,901 SF	92.7 %
NON-IRRIGATED STREAM CHANNEL BASIN	30,325 SF	7.3 %
TOTAL:	413,226 SF	100 %
<b>TOTAL IRRIGATED AREA TAP #TBD</b>	<b>382,901 SF</b>	

NOT FOR  
CONSTRUCTION



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com



INFRASTRUCTURE SITE PLAN  
 FIRST CREEK CHANNEL  
 AURORA, COLORADO

Design Project No. **19.1522 C05**

Drawing Title

HYDROZONE  
MAP

Drawing No.

**13**

